



SMOKE-FREE HOUSING LEASE ADDENDUM

THE FOLLOWING TERMS, CONDITIONS AND RULES ARE HERBY INCORPORATED INTO THE DWELLING LEASE EFFECTIVE JULY 30, 2018 FOR NEW MOVE-INS AND FOR CURRENT RESIDENTS.

1. Smoke-Free Housing Policy-Due to the increased risk of fire, increased maintenance costs, and the health effects of secondhand smoke, East Georgia Housing Authority Partners (EGHAP) is adopting the following Smoke-Free Housing Policy, which prohibits smoking in any interior common areas, including but not limited to community rooms, community bathrooms, lobbies, hallways, and offices, within all living units, and within 25 feet of building(s) including entry ways, porches, balconies and patios. This policy applies to all residents, guests, visitors, service personnel and employees.
2. Definition-The term “smoking” means inhaling, exhaling, breathing, carrying, or possessing any lighted cigar, cigarette, pipe, other tobacco product or similar lighted product in any manner or in any form.
3. East Georgia Housing Authority Partners is not a guarantor of smoke free Environment-Resident acknowledges that East Georgia Housing Authority Partners’ adoption of a Smoke-Free Housing Policy, will not make East Georgia Housing Authority Partners the guarantor of Resident’s health or of the smoke free condition of the non-smoking portions of the property. However, East Georgia Housing Authority Partners will take reasonable steps to enforce the Smoke-Free Housing Policy. East Georgia Housing Authority Partners is not required to take steps in response to smoking unless East Georgia Housing Authority Partners has actual knowledge of the smoking and the identity of the responsible resident.
4. East Georgia Housing Authority Partners Disclaimer-Resident acknowledges that EGHAP adoption of a non-smoking living environment, does not in any way change the standard of care that EGHAP has under applicable law to render the property any safer, more habitable or improved in terms of air quality standards than any other rental premises. EGHAP specifically disclaims any implied or express warranties that the property will have any higher or improved air quality standards than any other rental property. East Georgia Housing Authority Partners cannot and does not warranty or

Crawfordville Property
301 Thompson Street
Crawfordville, Georgia 30631

Harlem Property
140 E. Milledgeville Road
Harlem, Georgia 30814

Thomson Property
219 Pecan Avenue
Thomson, Georgia 30824

Warrenton Property
PO Box 2
Warrenton, Georgia 30828

promise that the property will be free from secondhand smoke. Resident acknowledges that East Georgia Housing Authority Partners' ability to police, monitor or enforce this Addendum is dependent in significant part on voluntary compliance by Residents and Resident's guests. Residents with respiratory ailments, allergies or other condition relating to smoke are put on notice that East Georgia Housing Authority Partners does not assume any higher duty of care to enforce this Addendum than any other EGHAP obligation under the rental agreement.

5. Lease violation-Residents are responsible for the actions of their household, their guests and visitors. Failure to adhere to any conditions of this Addendum will constitute both a material non-compliance with the lease agreement and a serious violation of the Lease Agreement. In addition, resident will be responsible for all costs to remove smoke odor or residue upon any violation of this addendum, and any violation of this addendum shall result in \$250.00 fine being paid by lease holder.

ALL HOUSEHOLD MEMBERS 18 YEARS OF AGE AND OLDER SHALL EXECUTE THIS LEASE ADDENDUM:

RESIDENT:

_____(SEAL)
Head of Household

_____(SEAL)
Adult Household Member

_____(SEAL)
Adult Household Member

_____(SEAL)
Adult Household Member

MANAGEMENT
East Georgia Housing Authority Partners

By _____(SEAL)
Authority Representative